

**Proposed Perth & Kinross Local Development Plan 2 Examination**  
**Report to Perth and Kinross Council – [date of report]**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
01 A Successful, Sustainable Place	<ol style="list-style-type: none"> <li>1. Amend the second sentence of the first paragraph on page 14 as follows: “Successful communities are created through their environment, heritage...”</li> <li>2. Amend the final sentence of the vision on page 14 as follows: “...the heart of Scotland, an area which celebrates and enhances its rich natural assets and cultural heritage, and an economically dynamic...”</li> <li>3. Amend the final objective on page 14 as follows: “Maintain the distinctiveness and diversity of the area through the protection and enhancement of the natural and historic environment”.</li> <li>4. Amend the sixth objective on page 14 as follows: “Promotion of a strong cultural character through arts, cultural, community sport and recreational facilities...”</li> <li>5. Replace table 1 on page 17 with the table in annex 1.</li> <li>6. Add the following sentence to the start of the paragraph under the heading “Housing Land Requirement” on page 16 (see Issue 12): “The Housing Land Requirement is the Housing Supply Target plus 18% generosity. Scottish Planning...”</li> <li>7. Replace “2028” and “12,000” in the paragraph under the heading “Housing Land Requirement” on page 16 with “2029” and “13,000” respectively.</li> <li>8. Add the following new bullet under the heading “Adjustments to the Housing Land Requirement” on page 16: <ul style="list-style-type: none"> <li>• The reallocation of 10% of the housing land requirement for the Highland Perthshire Housing Market Area to the Greater Perth Housing Market Area due to environmental constraints.</li> </ul> </li> <li>9. Delete the paragraph after the bullet points under the heading “Adjustments to the Housing Land Requirement” on page 16 and replace it with the following: “Table 1 identifies a surplus in the provision to meet the housing land requirement in Perth and Kinross as a whole and in all housing market areas except Strathearn (shortfall of 138 homes). The housing land requirement includes 18% flexibility above the housing supply target (332 homes for</li> </ol>	49

**Proposed Perth & Kinross Local Development Plan 2 Examination**  
**Report to Perth and Kinross Council – [date of report]**

	<p>Strathearn). Any shortfall in the five year supply of effective housing land will be dealt with through the application of Policy 24 (Maintaining an Effective Housing Land Supply)."</p> <p>10. Add new table 1a – Housing Tenure Split (as proposed by the council in this schedule 4) after table 1 on page 17. Amend the figures in table 1a to reflect the housing land requirement figures in the table in annex 1. See also the change to policy 24 recommended under Issue 12 Maintaining an Effective Housing Land Supply. (See Annex 1 attached below)</p>	
02 Placemaking	<p>1. In Policy 1D, delete the last two sentences and, in their place, add: "These capacities are indicative. On sites with an identified capacity range, any proposal for residential development that falls outside this range will be considered where adequately justified by the applicant and when any associated impacts upon infrastructure, open space and residential amenity can successfully be addressed."</p>	64
03 Perth Area Transport Issues	<p>1. On page 21 add at the end of Policy 4 Perth City Transport and Active Travel: "Development proposals will only be approved where they will not result in adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation".</p> <p>2. On page 22: delete Policy Map A Perth City Transport and Active Travel.</p> <p>3. On page 95: at the footnote to Policy 58B New Development Proposals amend the first sentence to read:  Non-statutory Guidance for Transport will give guidance on sustainable and active travel, "and the infrastructure requirements (such as the Perth Cycle Network Plan as part of an exemplar walking and cycling friendly settlement and links to other settlements)" ; requirements for public transport availability....</p> <p>4. On page 250: Perth Area Strategy, at the end of paragraph 4 add:  "Development of the Cross Tay Link Road should not result in adverse effects, either individually or in combination, on the integrity of the River Tay Special Area of Conservation. Where relevant, applications for the project should be supported by sufficient information to allow the council to conclude that there will be no such adverse effects".</p> <p>5. On page 250 Perth Area Strategy, at the end of the bullet point text in</p>	88

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>paragraph 5 regarding the Cross Tay Link Road, modify the last sentence to read: “The embargo is expected to be lifted in 2021”.</p> <p>6. On page 253: Infrastructure Requirements for Perth, add to the first bullet point in paragraph 3: “Discussion with Transport Scotland is on-going, as part of an agreed contribution strategy to establish which sites will be required to make additional contributions to the strategic road network, including at Broxden and/or Inveralmond junctions”.</p> <p>7. On page 253: Infrastructure Requirements for Perth, amend the second bullet point in paragraph 3 to read: “Preparation of a comprehensive Transport Strategy including infrastructure on the local and strategic road network, public transport services and funding mechanisms”.</p>	
04 Policy 5 – Infrastructure Contributions	<p>1. At the end of the policy but before the note, add the following new wording: “The Council currently seeks specified developer contributions towards Primary Education, Auchterarder A9 Junction Improvements and Transport Infrastructure. Other contribution requirements will be assessed on a case-by-case basis.</p> <p><b>Perth City Centre Zone</b> Within the Perth City Centre Zone, proposals for fewer than 20 dwellings will not be required to contribute towards Primary Education or Transport Infrastructure. Where a proposal is for 20 or more dwellings, the contribution requirement will be assessed on a case-by-case basis.</p> <p><b>Primary Education and New Housing Development</b> Primary Education contributions will be sought from residential proposals for the primary school catchment areas scheduled within the council’s supplementary guidance. This schedule is based upon schools that are currently operating at or above 80% of total capacity and where the cumulative impact of extant planning permissions and Local Development Plan allocations would result in the school projected to be operating at or above 100% of total capacity.</p>	104

**Proposed Perth & Kinross Local Development Plan 2 Examination**  
**Report to Perth and Kinross Council – [date of report]**

	<p>Where the Council has invested in primary schools to support future development a contribution will be sought from new residential development within the relevant primary school catchment area. The areas where contributions are to be required will be reviewed annually and published in the council's supplementary guidance.</p> <p>In assessing new development against the Primary Education contribution requirement, the following principles will apply:</p> <p>Applies to:</p> <ul style="list-style-type: none"> <li>• Dwellings with two or more bedrooms;</li> <li>• Change of use to create a dwellinghouse with two or more bedrooms.</li> </ul> <p>Exemptions for:</p> <ul style="list-style-type: none"> <li>• Affordable and Council Housing;</li> <li>• Applications for dwellings which are not likely to place an additional burden on the existing schools, for example student accommodation linked to a college/university or holiday accommodation;</li> <li>• Single bedroom dwellings;</li> <li>• Sheltered housing.</li> </ul> <p><b>Auchterarder A9 Junction Improvements</b></p> <p>All new development proposals within the Auchterarder A9 Junction Improvement Area may be required to contribute towards the junction improvements.</p> <p>In assessing new development against the Auchterarder A9 Junction Improvement contribution requirement the following principles will apply:</p> <p>Applies to:</p> <ul style="list-style-type: none"> <li>• Residential dwellings;</li> <li>• Non-residential development where a transport assessment is required;</li> <li>• Development out-with the Auchterarder A9 Junction boundary, within the Strathearn Housing Market Area, which is identified to have a significant impact on the junction.</li> </ul>	
--	---	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>Exemptions for:</p> <ul style="list-style-type: none"> <li>• Affordable and Council housing;</li> <li>• Non-residential developments that do not require a transport assessment or are considered to reduce the need to travel;</li> <li>• Proposals within the Auchterarder Development Framework area.</li> </ul> <p><b>Perth Transport Infrastructure</b></p> <p>All new development within the Transport Infrastructure contribution area may be required to contribute towards the junction improvements.</p> <p>In assessing new development against the Transport Infrastructure contribution requirement, the following principles will apply:</p> <p>Two tiers of contribution level within Perth Core Area &amp; Out-with Perth Core Area.</p> <p>Applies to:</p> <ul style="list-style-type: none"> <li>• All residential dwellings – flat rate contribution for open market and reduced for affordable housing;</li> <li>• Non-residential development – individual rate per m<sup>2</sup> based upon different use classes.</li> </ul> <p>Exemptions for:</p> <ul style="list-style-type: none"> <li>• Employment use on brownfield land – employment land is defined as those sites with uses falling within Class 4 (business), Class 5 (general industrial) and/or Class 6 (storage or distribution);</li> <li>• Changes of use to create fewer than five dwellinghouses;</li> <li>• Development which would not increase traffic levels or would support Council objectives.”</li> </ul> <p>2. Add the following new wording to the end of the note: “Other contribution figures and their application to development proposals may be subject to future change. Subject to appropriate consultation, additional contribution requirements may be introduced throughout the lifetime of the development plan.”</p>	
--	--	--

**Proposed Perth & Kinross Local Development Plan 2 Examination**  
**Report to Perth and Kinross Council – [date of report]**

05 Policy 6 – Settlement Boundaries	<ol style="list-style-type: none"> <li>1. In the second sentence, replace: “...directly adjoining...” with: “...on sites that adjoin...”</li> <li>2. In criterion (a), replace “...is not adjacent to a principal settlement;” with “...does not adjoin a principal settlement boundary;”</li> <li>3. In criterion (c), delete the full stop and, in its place, add: “; and”</li> <li>4. Add the following new criterion to the policy: “(d) will not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).”</li> <li>5. In the third sentence, replace: “...not directly adjoining...” with: “...on sites that do not adjoin...”</li> <li>6. In the final sentence of Note 2, replace: “...adjacent to...” with: “...on sites that adjoin...”</li> </ol>	116
06 Economic Development	<ol style="list-style-type: none"> <li>1. In the first criterion (b) of Policy 7A, after “...local road network...” add: “...and connections to the national road network...”</li> <li>2. In Criterion (g) of Policy 7A, replace “...impacts...” with “...effects”</li> <li>3. At the end of Criterion (g) of Policy 7A, add the following new sentence: “Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.”</li> <li>4. In the second sentence of Policy 7B, between “...(e)...” and “...of...”, add: “...and (g)...”</li> <li>5. In the second sentence of Policy 9: in all cases, replace “...impacts...” with “...effects...”</li> <li>6. In the second sentence of Policy 9: in all cases, between “...Tay...” and “...of...” in the second sentence, add: “...and Dunkeld-Blairgowrie Lochs Special Areas...”</li> <li>7. Add the following new sentence to the end of the second sentence of Policy 9: in all cases: “Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.”</li> </ol>	125
07 Retail and Commercial Development	<ol style="list-style-type: none"> <li>1. In the fifth paragraph of Policy 10, replace: “...complementary to city or town centres...” with “..., provided that they would be compatible with existing city or town centre uses...”.</li> <li>2. In the first sentence of Policy 11, between “...offices,...” and</li> </ol>	135

**Proposed Perth & Kinross Local Development Plan 2 Examination**  
**Report to Perth and Kinross Council – [date of report]**

	<p>“...restaurants...”, insert “...cultural facilities (including theatres and other arts venues)...”</p> <p>3. Rephrase and re-order the wording of Policy 12 to read: “Commercial centres are shown on the proposals map. In some of the commercial centres certain uses will be restricted based upon existing planning consents and legal agreements for planning obligations.  Proposals to improve commercial centres, including increased floor space will only be acceptable where:</p> <ul style="list-style-type: none"> <li>(a) a sequential assessment demonstrates that no other suitable site in a sequentially preferable location is available or is likely to become available within the lifetime of the Plan;</li> <li>(b) it can be demonstrated that there would be no significant impact (individual or cumulative) on any city or town centre;</li> <li>(c) it can be demonstrated that the proposal would help meet quantitative or qualitative deficiencies in existing provision;</li> <li>(d) it can be demonstrated that there would be no change to the role or function of the centre in the network of centres;</li> <li>(e) it would be of an appropriate scale;</li> <li>(f) any detrimental impacts identified in the transport assessment would be mitigated, and</li> <li>(g) parking provision and landscaping would not be compromised.</li> </ul> <p>Proposals to modify planning obligations and other planning controls that control floor space and/or the range of goods that can be sold from retail units must be justified by a health check, a retail impact assessment and, where appropriate, a transport assessment.”</p> <p>4. In the first sentence of Policy 13, between “...location...” and “...should...”, insert: “...for any use that generates a significant footfall (retail, commercial leisure, offices, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities)...”</p> <p>5. In criterion (1) of Policy 13, replace “...and...” with “...or...”</p>	
08 Community Facilities, Sports and Recreation	<p>1. Amend the first sentence of Policy 14A: Existing Areas to read:  “Areas of open space, parks, outdoor sports facilities, including sports pitches,</p>	143

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>and allotments/community growing areas, are areas of land which have value to the community for either recreational or amenity purposes.”</p> <p>2. Add the following text to the end of the first paragraph of Policy 14B: Open Space within New Developments: “The Council will also encourage opportunities for the provision of community growing spaces as part of new developments where appropriate.”</p> <p>3. Amend Policy 14A: Existing Areas by adding the following to the end of the first sentence: “; these areas are located both within and outside settlement boundaries”</p> <p>4. Amend the title of Policy 16: Social and Community Facilities to: “Social, Cultural and Community Facilities.”</p>	
09 Policy 19 – Housing in the Countryside	<p>1. Add the following new sentence to the end of the third sentence: “Applications shall be supported by sufficient information to allow the Council to conclude that there would be no such adverse effects.”</p>	152
10 Residential Development	<p>1. Add the following new paragraph to the end of Policy 25 (Housing mix): “Where an applicant considers that there are extenuating circumstances which mean that meeting these requirements will render a development economically unviable, the council may reduce or waive these requirements. This must be demonstrated through a Development Viability Statement.”</p>	166
11 Policy 23 – Delivery of Development Sites	<p>1. Amend the third sentence of Policy 23 (Delivery of development sites) to read: “On sites of 300 houses or more the Delivery Strategy should demonstrate how delivery will be maximised, including proposals for involving a range of developers and consideration of provision for self-build.”</p>	172
12 Policy 24 – Maintaining an Effective Housing Land Supply	<p>1. Amend the second sentence of Policy 24 (Maintaining an effective housing land supply) to read: “Where a shortfall is identified through the annual housing land audit, the council will firstly seek to work with landowners/developers to bring sites forward, including sites which have been allocated as longer term expansions, and secondly will consider whether compulsory purchase of sites is required.”</p> <p>2. Amend the third sentence of Policy 24 (Maintaining an effective housing land supply) to read:</p>	178



**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	“Only where the council is satisfied that sites within the housing land audit cannot come forward, will proposals on unallocated sites be considered.”	
13 The Historic Environment	<p>1. Amend the title of Policy 26 Scheduled Monuments and Non-Designated Archaeology by deleting “Non-Designated”.</p> <p>2. Remove the text from the third paragraph of Policy 26B Archaeology and use it to create a new policy following Policy 30 Protection, Promotion and Interpretation of Historic Battlefields entitled: “Other Historic Environment Assets.”</p> <p>3. Delete the first sentence of the third paragraph of Policy 27A Listed Buildings and replace with the following: “Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims.”</p>	191
14 A Low Carbon Place	<p>1. Insert the following text as a new policy prior to Policy 31 Renewable and Low-Carbon Energy: “Policy XX Embedding Low and Zero Carbon Generating Technology in New Development Proposals for all new buildings will be required to demonstrate that at least 10% of the current carbon emissions reduction set by Scottish Building Standards will be met through the installation and operation of low and zero-carbon generating technologies. A statement will be required to be submitted demonstrating compliance with this requirement. The percentage will increase at the next review of the local development plan. This requirement will not apply to the following developments:</p> <ul style="list-style-type: none"> <li>• Alterations and extensions to buildings.</li> <li>• Change of use or conversion of buildings.</li> <li>• Ancillary buildings that stand alone and cover an area less than 50 square metres.</li> <li>• Buildings which will not be heated or cooled, other than by heating provided solely for frost protection.</li> </ul>	226

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<ul style="list-style-type: none"> <li>• Buildings which have an intended life of less than two years.”</li> </ul> <p>2. Insert the following text as a new paragraph in section 3.2 (page 46) prior to the vision for a low-carbon place: “The planting of new trees and woodlands, as well as the management of existing woodland and forestry assets, will play an important role in supporting the mitigation against, and adaptation to, the effects of climate change.”</p> <p>3. Insert the following text as an additional bullet point under ‘Key Objectives’ in section 3.2 (page 46): “Promote the sustainable development of electricity generation from a diverse range of renewable and low-carbon energy technologies, including the expansion/ repowering of renewable and low carbon energy generation capacity and heat networks, in accordance with national objectives and targets.”</p> <p>4. Delete the following text from criterion (a) of Policy 31A: New Proposals for Renewable and Low-Carbon Energy: “tranquil and wildness qualities;”</p> <p>5. Add the following text to the end of the eighth bullet point within criterion (a) of Policy 31A New Proposals for Renewable and Low-Carbon Energy: “, including the any effects on greenhouse gas emissions and impacts from construction;”</p> <p>6. Add an additional bullet point to criterion (a) of Policy 31A New Proposals for Renewable and Low-Carbon Energy to read: “hazardous installations (including pipelines).”</p> <p>7. Add a note below both Strategy Map 3 A Low-Carbon Place and Policy Map D Spatial Framework for Wind Energy to read: “Group 1, 2 and 3 are defined within Table 1 of Scottish Planning Policy. Group 1 are areas where wind farms will not be acceptable, in National Parks and National Scenic Areas. Group 2 are areas of significant protection and include national and international designations, other nationally important mapped environmental interests and community separation for consideration of visual impact. Group 3 areas have potential for wind farm development, subject to detailed consideration against Policy 31 Renewable and Low-Carbon Energy.”</p> <p>8. Amend the third bullet point of criterion (a) of Policy 31A New Proposals for</p>	
--	--	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>Renewable and Low-Carbon Energy to read: “landscape character, Local Landscape Areas, Wild Land Areas and National Scenic Areas;”</p> <p>9. Add the following text to the beginning of the first paragraph of Policy 31B Repowering and Extending Existing Facilities: “As a result of the potential to make the best use of existing sites and through the continued use of established infrastructure such as grid connections,”</p> <p>10. Add the following text as a new paragraph to the end of Policy 31D Spatial Framework for Wind Energy: “Development proposals should not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).”</p> <p>11. Amend the third paragraph of Policy 31D Spatial Frameworks for Wind Energy to read: “Proposals are required to take in to account the Spatial Framework and all other relevant LDP policies and material considerations. The Spatial Framework identifies those areas that are likely to be most appropriate for onshore wind farms as a guide for developers and communities, following the approach set out in Table 1 of SPP.”</p> <p>12. Amend the final paragraph of Policy 31D Spatial Frameworks for Wind Energy by removing the following text: “the spatial framework and”</p> <p>13. Within Policy 32A Heat Network Zones, Major Developments and LDP Site Allocations, move the text from the final paragraph of the policy to become the new first paragraph and add the following text as a new second sentence: “The settlements of Perth, Blairgowrie and Crief have been identified within the Strategic Development Plan as having the potential for heat networks.”</p> <p>14. Add the following text to the end of the first paragraph of Policy 32 Sustainable Heating and Cooling: “The Council acknowledges that heat networks are a modern technology and their development could be challenging. The feasibility of connecting to existing or planned networks, or establishing new heat networks, will be assessed as part of an energy statement. A template energy statement is available to</p>	
--	---	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>download from the Council's website. Further information on the use and assessment of energy statements and feasibility studies will be included in Supplementary Guidance."</p> <p>15. Delete Policy 32D Energy Statements/Feasibility Study.</p> <p>16. Add the following text following as a new second paragraph in Policy 32 Sustainable Heating and Cooling: "TAYplan identifies the settlements of Perth, Blairgowrie and Crieff as having the potential for heat networks. The plan has identified these settlements as strategic district heating focus areas where it is expected that there are opportunities for the delivery of heat networks, taking into account potential retrofit schemes as well as new development sites. Policy 32A provides details on where the council will require developers to consider heat networks as part of the development."</p> <p>17. Add the following text to the settlement summary statements for Perth, Crieff and Blairgowrie: "As this settlement is identified as having a strategic district heating focus, an energy statement may be required to investigate the potential for the provision of and/or extension to a heat network to serve the development."</p> <p>18. Add the following text to the site-specific developer requirements section of sites MU7 and MU334: "Energy statement is required investigating the potential for the provision of, and/or extension to, a heat network to serve the development."</p> <p>19. Add the following text as an additional criterion to Policy 32A Heat Network Zones, Major Developments and LDP Site Allocations: "(d) not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s)."</p>	
15 Waste Management and Binn Eco Park	<p>1. At the end of Policy 34A, add: "Development proposals for existing waste management infrastructure will only be approved where they will not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC and Loch Leven SPA."</p> <p>2. At the end of criterion (k) of Policy 34B, delete "...and"</p> <p>3. At the end of criterion (l) of Policy 34B, delete the full stop and, in its place,</p>	237

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>add: “; and”</p> <p>4. Add the following new criterion to Policy 34B: “(m) the proposal will not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC and Loch Leven SPA.”</p>	
16 A Natural Resilient Place	<p>1. Delete the current second sentence of the text following “Spatial Strategy for A Natural, Resilient Place” on page 61 and replace with: “The map on the following page demonstrates the international, national and local natural heritage designations in Perth and Kinross.”</p> <p>2. Amend Strategy Map 4 A Natural, Resilient Place to include international, national and local natural heritage designations and update the key accordingly.</p> <p>3. Amend Policy 36A International Nature Conservation Sites by adding “and” to the end of criterion (c) and adding a new criterion (d) to read: “compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.”</p> <p>4. Move the text from Policy 36C Local Designations, including the note, to form a new final paragraph to Policy 37 Landscape.</p> <p>5. Add the following text as new wording for Policy 36C Local Designations: “Development which would affect an area designated by the Council as being of local consideration or geological interest will not normally be permitted, except where the Council as Planning Authority is satisfied that: (a) the objectives of designation and the overall integrity of the designated area would not be compromised; or (b) any locally significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits. Note: The identification of local sites will be included within Supplementary Guidance.”</p> <p>6. Amend the final sentence of the first paragraph of Policy 37 Landscape by inserting “, with reference to an appropriate landscape capacity study” in between “They will need to demonstrate” and “that either”.</p> <p>7. Delete the final paragraph of Policy 37 Landscapes and replace with the following text: “Development which would affect a wild land area, as defined on the 2014 SNH</p>	276

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>map of Wild Land Areas, will only be permitted where the Council as Planning Authority is satisfied that: it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.”</p> <p>8. Add the following text to the end of criterion (f) of Policy 38A Forest and Woodland Strategy: “The planting of native trees and woodland will be sought where it is appropriate.”</p> <p>9. Within Policy 38B Trees, Woodland and Development, replace “arboricultural consultant with “suitably qualified professional”.</p> <p>10. Amend the first sentence of the second paragraph Policy 38B Trees, Woodland and Development by adding the word “control” in between “on” and “Woodland” and delete the first and second sentences of paragraph three and the first sentence of paragraph four.</p> <p>11. Add the following text as an additional note to Policy 38 Trees, Woodland and Development: “To aid interpretation of Policy 38B, Policy Map E shows woodland of high nature conservation value (the Native Woodland Survey of Scotland native and nearly native woodland and planted ancient woodland). Please note that the map does not contain all of the types of woodland listed in the Scottish Government Control of Woodland Removal Policy.”</p> <p>12. Amend criterion (b) of Policy 38A Forest and Woodland Strategy by adding “including orchards” after “trees/ woodlands”.</p> <p>13. Delete the final sentence from criterion (a) of Policy 39 Biodiversity and replace with: “In accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, development proposals that could have a significant impact on the environment may require an Environmental Impact Assessment.”</p> <p>14. Amend criterion (a) of Policy 40 Green Infrastructure by adding “and/” before “or”.</p>	
17 Policy 41 – Green Belt	1. For Policy 41 (f) amend the last sentence to read:	296

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>“...a statement may be required identifying the search area and the site options assessed, the details of the existing or proposed activity to which the infrastructure relates, and the reasons as to why a green belt location is essential.”</p> <p>2. For the explanatory paragraph at the end of the policy start the second sentence separately on a new line.</p> <p>3. Add a policy note to read: “Where a statement is required under criterion (f), the extent of search area will be a matter for agreement between the applicant and the Council. Where the search area only includes land under a single ownership then the search area should include all of the land in that ownership. The site options assessed should include evidence that all appropriate sites within that ownership have been considered.”</p>	
18 Water Catchment Areas	<p>1. Add the following text to the end of criterion (b) of Policy 44B: “, that are capable of removing 125% of the phosphorus likely to be generated by the development from the catchment..”</p> <p>2. Add the following text after the final paragraph of Policy 44B: “The requirements of this policy may be secured by means of legal agreements and planning conditions to deliver planning obligations concluded between the applicant and the Council, prior to the issue of planning permission. The delivery of agreed phosphorus mitigation will be required before the occupation of any new dwelling. Mitigation measures should not include measures which are already committed in a spending programme and likely to be implemented by a statutory body within three years of the determination of the application.”</p> <p>3. Delete Policy 44C and move the explanatory note to follow Policy 44B.</p> <p>4. Amend Policy 45 River Tay Catchment Area to include Fearnan and Kinloch Rannoch in the list of settlements included within the first paragraph.</p> <p>5. Amend the settlement summary for Fearnan (page 191) by adding the following text as a new final sentence: “Fearnan lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p>	303

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>6. Amend the settlement summary for Kinloch Rannoch (page 219) by adding the following text as a new final sentence: “Kinloch Rannoch lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p>	
19 Minerals	<p>1. In the first sentence of Policy 46A, replace “...important economically workable mineral deposits...” with: “...mineral deposits of economic value...”.</p> <p>2. At the start of Policy 46A, add the following new sentence: “The Local Development Plan will safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development.”</p> <p>3. At the end of the first sentence of Policy 47B, add the following new clause: “...; modifications to conserve locally or nationally important geological sections will be supported and encouraged...”</p> <p>4. At the end of Policy 47B, add the following text: “Note: Detailed advice about the full range of financial guarantees that may be used to secure restoration will be contained within separate supplementary guidance.”</p>	308
20 Prime Agricultural Land and Soils – Policies 48 & 49	<p>1. Amend the final sentence of paragraph 3 of Policy 49 Soils to read: “...the development would outweigh any potential detrimental effect on the environment. The presence of any carbon rich soils, including peatland, will be required to be validated through the undertaking of appropriate field surveys.”</p> <p>2. Add the following text at the end of paragraph 2 of Policy 49 Soils: “Commercial extraction of peat will only be permitted in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.”</p> <p>3. Delete the last bullet point of Policy 49 Soils and replace with the following text: “an assessment of the likely effects of the development on carbon dioxide emissions, and suitable mitigation measures implemented to minimise carbon emissions (with details of both submitted as part of the application).”</p> <p>4. Add an additional bullet point to Policy 49 Soils to read:</p>	315



**Proposed Perth & Kinross Local Development Plan 2 Examination**  
**Report to Perth and Kinross Council – [date of report]**

	“details setting out how the development could contribute towards local or strategic peatland habitat enhancement or restoration.”	
21 Policy 50 – New Development and Flooding	<p>1. Add the following text to the settlement statement for Invergowrie:  “The National Coastal Change Assessment indicates that there is a risk of erosion at the western edge of Invergowrie at Kingoodie. This could affect some existing properties, and would affect the potential for future development further west of the settlement boundary here. New development requiring new defences against coastal erosion would not be supported except where there is a clear justification for a departure from the general policy to avoid development in areas at risk.”</p> <p>2. Amend the fourth paragraph of Policy 50 New Development and Flooding by adding the following text immediately following ‘incorporate a’:  “suitable climate change allowance as well as a”</p> <p>3. Amend the first criterion of Policy 50 New Development and Flooding under the heading Category 1 – Medium to High Flood Risk by deleting “in place” and replacing with “complete and operational”.</p> <p>4. Amend the seventh criterion of Policy 50 New Development and Flooding under the heading Category 1 – Medium to High Flood Risk by deleting “civil” and replacing with “essential”.</p>	337
22 Policy 51 – Water Environment and Drainage	<p>1. In Policy 51 Water Environment and Drainage, add the following note to the end of the policy:  “Note: Further detailed guidance on the implementation of this policy is set out in the Flood Risk and Flood Risk Assessment Supplementary Guidance”.</p> <p>2. In Policy 51A Water Environment, remove the following text from the second paragraph:  “and any relevant associated Area Management Plans”.</p> <p>3. In Policy 51C Surface Water Drainage, add the following text to the end of the first sentence:  “including relevant temporary measures at the construction phase”.</p>	341
23 Environmental Protection and Public Safety	<p>1. On pages 115 (Auchterarder), 122 (Balbeggie), 128 (Bankfoot), 144 (Braco), 146 (Bridge of Earn and Oudenarde), 150 (Burrelton and Woodside), 164 (Coupar Angus), 175 (Cromwell Park and Pitcairngreen), 184 (Dunkeld and</p>	352

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>Birnam), 197 (Gleneagles), 198 (Glenfarg), 205 (Guildtown), 206 (gWest), 221 (Kinnaird), 224 (Kinross and Milnathort), 232 (Kinrossie), 239 (Meigle), 301 (St David's), 302 (St Madoes and Glencarse), and 313 (Wolfhill) add the following new sentence to each respective settlement summary:</p> <p>"The settlement lies partly within a HSE Pipeline Consultation Zone. Development may therefore need to comply with Policy 52 Health and Safety Consultation Zones."</p> <p>2. On page 182 (Drunzie) add the following new sentence to the settlement summary:</p> <p>"The settlement lies wholly within a HSE Pipeline Consultation Zone, so any development should comply with Policy 52 Health and Safety Consultation Zones."</p> <p>3. On pages 243 (Methven) and 288 (Powmill) add the following new sentence to the settlement summary:</p> <p>"Part of the settlement boundary is close to a HSE Pipeline Consultation Zone. Development on sites that adjoin the settlement boundary may therefore need to comply with Policy 52 Health and Safety Consultation Zones."</p> <p>4. On page 252 (Perth Area Strategy), immediately before the subheading "Retailing", add the following sentence:</p> <p>"Perth lies partly within a HSE Pipeline Consultation Zone. Development may therefore need to comply with Policy 52 Health and Safety Consultation Zones."</p> <p>5. Delete the seventh paragraph of Policy 55 Air Quality Management Areas.</p> <p>6. After the sixth paragraph of Policy 55, add the following new paragraphs: "An air quality impact assessment will usually be required where the Council considers that there may be a risk of an air quality impact upon human health. The main ways in which development may potentially impact upon air quality are as follows:</p> <ul style="list-style-type: none"> <li>(a) introducing new human exposure at a location with poor air quality (e.g. within an existing Air Quality Management Area or close to a busy road or junction);</li> <li>(b) the development may itself lead to a deterioration in local air quality (e.g. from increased vehicle emissions or flue emissions from heating or energy</li> </ul>	
--	---	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>production plant), and</p> <p>(c) if the demolition/construction phase will have an impact upon the local environment (e.g. through fugitive dust and/or exhaust emissions from machinery and vehicles).</p> <p>The cumulative impact of other consented development and of these three criteria will be taken into account. In line with best practice, screening criteria will be used to identify where impacts are insignificant. Supplementary guidance will set out how air quality will be considered when determining planning applications.”</p> <p>7. In Policy 55, at the end of the policy wording, add the following text: “Notes: 1. Sensitive receptors include (but are not limited to) children and older people. Therefore, the location of a children’s nursery, school, hospital, housing for older people, and residential properties in areas where elevated pollution levels are evident may not be appropriate.</p> <p>2. Mitigation measures may include both on-site, through design changes, and off-site, through a hierarchy of transport measures that favour active travel, for example. Measures to avoid and reduce air quality impacts should be set out. Even where the effect is judged to be insignificant, good design and best practical measures should be employed to ensure that future problems are prevented or minimised.”</p> <p>8. Delete “...Management Areas” from the title of Policy 55.</p> <p>9. Add “...and Unstable Land” to the end of the title of Policy 56.</p> <p>10. Above the first sentence of the text of Policy 56, add the following new policy heading: “Policy 56A Contaminated Land”</p> <p>11. Below the final sentence of the text of Policy 56, add the following new policy heading: “Policy 56B Unstable Land”</p> <p>12. Below the new policy heading recommended in modification 11 above, add the following new text:</p>	
--	---	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	“Where development proposals involve building on unstable land, as defined by the Coal Authority Development High Risk Areas, the applicant should demonstrate that the site, and adjacent land, is or can be made safe and stable for the development to proceed.”	
24 A Connected Place	<ol style="list-style-type: none"> <li>1. At paragraph 2 page 89 the word “national” be replaced by “strategic”.</li> <li>2. At paragraph 3 page 89 the phrase “road network” be replaced by “transport network”.</li> <li>3. At the end of paragraph 5 on page 89 add “The Strathmore Cycle Network Steering Group is seeking to develop direct safe cycle/walking and horse riding routes between Blairgowrie, Coupar Angus and Alyth. The project is designed to encourage active transport in rural Perthshire”</li> <li>4. At the end of Policy 58B(e) modify the wording to state “electric vehicles, hydrogen refuelling facilities and car clubs, including for residential development”.</li> <li>5. For Policy 58B (Cycling and Walking) replace the sentence by the wording “New developments should provide access from the development to off-road walking and cycling provision as part of the green network, and contribute to its enhancement and improved connectivity. Existing active travel routes will be safeguarded and incorporated into development. Cycle parking facilities should be provided”.</li> </ol>	365
25 Perth Strategic Development Area	<ol style="list-style-type: none"> <li>1. On the maps for Perth at page 255 and Perth West at page 256 change the Auction Mart site to a separate housing allocation and make all other consequential amendment to the proposed plan.</li> <li>2. On page 261 add a second bullet point to say: “Proposals should not result in adverse effects, either individually or in combination, on the integrity of the River Tay SAC. Applications should be supported by sufficient information to allow the council to conclude that there would be no such adverse effects”.</li> <li>3. On page 262 add a further bullet point as follows: “Archaeological investigation and report and plan detailing the sensitive design of development to protect and maintain the setting of the scheduled ancient monument of Huntingtower Cairn”. On page 262 modify the developer</li> </ol>	405

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>requirements to read: “Provide detailed Flood Risk Assessment with each phase of development, to include establishment of flow paths and mitigation for appropriate uses.”</p> <p>4. On page 264 at the end of the second bullet point add: “Active travel links to be segregated from roads and for cyclists and pedestrians where possible”.</p> <p>5. On page 265 modify the last bullet point to read: “Ensure that the infrastructure and access arrangements planned, include connection to the existing Tibbermore Road and the search for cemetery provision and access are informed by the findings of the detailed woodland survey in order to limit and avoid loss or fragmentation of ancient semi-natural woodland at Lamberkine and a requirement to compensate for loss by extending native planting to the north and south”.</p> <p>6. On page 265 add a further bullet point, as follows: “A detailed woodland survey at the appropriate time of year should be carried out by a suitably qualified consultant who has experience of woodland habitat surveys and include; a National Vegetation Classification (NVC) Survey and map with site community floristic descriptions, target notes and locally important site features, and an assessment of the role and importance of the Lamberkine woodland’s connectivity to the wider woodland network.</p> <p>7. On page 266 after A Battlefield Conservation Plan prior to detailed masterplan add “including proposals for interpretation”.</p> <p>8. On page 267 add a further bullet point: “Ground investigation to be carried out for the proposed cemetery site prior to planning permission in accordance with the Scottish Environment Protection Agency’s Guidance on assessing the impacts of cemeteries on groundwater (LUPS GW32)”.</p> <p>9. Delete bullet point 6 which requires an otter survey.</p> <p>10. On page 262 (MU168) add: “Lighting Impact Assessment” to the developer requirements.</p> <p>11. On page 262 (MU168) modify the second bullet point to read: Tree survey required, retain existing trees along A9, with new native woodland</p>	
--	--	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>planting toward the open rural landscape to the north, east and west, and in views from the A9, CTLR, “nearby Core paths and surrounding hills to minimise the visual impact in the landscape”.</p> <p>12. On page 262 (MU168) add: “Measures to protect and enhance biodiversity and to mitigate impacts on Bertha Park woodland.”</p>	
26 Perth City	No modifications.	411
27 Perth City Proposals	<p>1. On page 269 (site H1), page 279 (site E38), page 280 (site OP2 and site OP4) and page 281 (site OP9) add a further bullet point: “Area of archaeological potential, investigation required”.</p> <p>2. On page 271 add two further bullet points to say: “Construction method statement to be provided for all aspects of the development to protect the watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment so as to ensure no adverse effects on the River Tay Special Area of Conservation”. “Where the development of the site is within 30 metres of a watercourse an otter survey should be undertaken and a species protection plan provided, if required so as to ensure no adverse effects on the River Tay Special Area of Conservation”.</p> <p>3. On page 272 (site MU331) add a bullet point to say: “Existing play facility to be retained or replaced by one of comparable or improved benefit”.</p> <p>4. On page 272 (site MU331) add a further bullet point to say: “Tree survey to inform masterplan proposals”.</p> <p>5. On page 273 (MU336) delete the second bullet point regarding the conversion of the listed buildings and replace with the following: “The Transport Assessment and Masterplan will inform the level of development which would be permitted on the site prior to the opening of the Cross Tay Link Road”.</p> <p>6. On page 277 modify the fifth bullet point to say: “A robust landscape framework maximising the potential to enhance biodiversity, protection of habitats, and retention and enhancement of woodland screening”.</p>	454

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>7. On page 278 (site E165) add a further bullet point to say: “Flood risk assessment”.</p> <p>8. On page 278 (site E340) add a further bullet point to say “Updated flood risk assessment”.</p> <p>9. On page 279 (site E3) add a further bullet point to say: “Landscape proposals to reduce the visual impact of development for any neighbouring residential properties”.</p> <p>10. On page 280 (site OP2) amend the fifth developer requirement to read: “Flood Risk Assessment and Drainage Impact Assessment required which will define the developable area of the site and which ensures that (taking account of Flood Protection Scheme) no built development takes place on the functional flood plain. Areas protected by the Flood Protection Scheme should be subject to appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures”.</p> <p>11. On page 281 (site OP175) add a further bullet point to say: “Development should be subject to flood mitigation measures. Topographic flood level of site to compare to flood levels and ensure this is on higher ground. Flood Action Plan to ensure during flood conditions nobody becomes surrounded by flood water”.</p> <p>12. On page 281 (site OP338) add a further bullet point to say: “Development should include a flood risk assessment and appropriate mitigation measures: including water resistance, and water resilience measures and evacuation procedures.”</p>	
28 Perth City New Sites	No modifications.	476
29 Perth Core Settlements	<p>1. On page 147 amend the last developer requirement to read: “Drainage Impact Assessment will be required, including an assessment of any consequent impacts on adjacent properties at Dunbarney Avenue”.</p> <p>2. On page 282 in the Settlement Summary delete the sentence: “A more holistic approach to Masterplanning the whole area is desirable in the long-term to ensure compatible uses” and replace it with “A Masterplanning exercise is required to ascertain the appropriate future for the Airport and adjoining land”.</p>	521

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>3. On page 283 add the following to the developer requirements: “Flood risk assessment” and “Contaminated land survey including investigation of potential radium 226”.</p> <p>4. On page 294 substitute the indicative drawing by the council’s replacement diagram (CD244).</p> <p>5. On page 295 (H29) add a further bullet point to the developer requirements: “Flood Risk Assessment required, and the results may reduce the amount of land available for development. Groundwater flooding will need to be considered as spring and dry valley are within the site boundary. The development of the site must not increase the risk of flooding down gradient and may require improvements to current drainage arrangements off site.”</p> <p>6. On page 295 (H29) add a further bullet point: “Consideration to be given to a buffer zone next to any LEPO ancient woodland”.</p> <p>7. On page 295 (H29) add a further bullet point: “Archaeological investigation in consultation with Perth and Kinross Heritage Trust”.</p> <p>8. On page 295 (MU4) add: “A Flood Risk Assessment” to the developer requirements.</p> <p>9. On page 296 (OP22) add: “Appropriate protection to be provided for the ancient Long Established Woodland of Plantation Origin next to the site during construction as well as any mature trees that are to be retained”.</p> <p>10. On page 307 (H30-34) add a further bullet point to say: “Retain ancient semi-natural woodland at allocation H31”.</p>	
30 Greater Perth North and East – Outwith Core	<p>1. On page 150 amend the settlement map by deleting the area shown as allocated for open space at the northern side of Whitelea Road, Burrelton.</p> <p>2. On page 151 add the following developer requirement: “Foul and surface water drainage assessment”.</p> <p>3. On page 201 amend the settlement boundary to include the area of land referred to as MU360.</p> <p>4. On page 202 amend the developer requirement to say: Flood risk assessment “and drainage assessment”. In addition, add “Area of</p>	550



**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	archaeological potential requiring assessment”.	
31 Greater Perth South and West Settlements – Outwith Core	<p>1. On page 104, site MU8, add a new bullet point as follows: “Evaluation of archaeological potential and mitigation will be required”. Amend size of the site from 1.5 ha to “2.17 ha” and the indicative capacity from 12-19 houses to “39 houses and employment land”.</p> <p>2. On page 157, Settlement summary for Clathymore, after the last sentence, add: “Mitigation measures should be supplied to ensure no increase in nutrient loading and no adverse effects on Methven Moss Special Area of Conservation.</p> <p>3. On page 181, site E9, add a new bullet point as follows: “Development must take account of ancient woodland in close proximity”.</p> <p>4. On page 188, site H20, modify the developer requirement to say: Drainage Impact Assessment, “including the effect of run-off for adjacent properties and road drainage”.</p> <p>5. On page 188, site H20: Amend the site area from 3.44 ha to “3.64 ha” and the capacity to “43-68 units”.</p> <p>6. On page 188, site H20, add a further bullet point as follows: “Tree and shrub planting to be provided along the western edge of the site to create a robust boundary”.</p>	583
32 Greater Dundee Housing Market Area	<p>1. On page 212, add the following bullet points and associated text to the site-specific developer requirements:</p> <ul style="list-style-type: none"> <li>• Development proposals should not result in adverse effects, either individually or in combination, on the integrity of a European designated site(s).</li> <li>• Provide new native woodland landscape edge at the western boundary.</li> <li>• Evaluation of archaeological potential and mitigation on site will be required and protection of the setting of nearby Schedule Monument should be ensured.</li> </ul>	600
33 Highland Area – Aberfeldy	<p>1. Add the following text at the end of the sixth bullet point in site H36 Borlick: “, or other suitable secondary route.”</p>	606
34 Highland Area – Dunkeld and Birnam	<p>1. Within the Site Specific Developer Requirements section of sites E12-13</p>	614

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	Tullymilly on page 186 add “and ancient woodland” to the end of the fourth bullet point.	
35 Highland Area – Pitlochry	<p>1. Insert the following text to the second sentence of the second paragraph of the Pitlochry Settlement Summary on page 284, between “town,” and “and the A9”:</p> <p>“the ancient woodlands adjoining or close to the settlement boundary”</p> <p>2. Amend the fourth bullet point of the Site Specific Developer Requirements for site H38 Middleton of Fonab on page 286 by adding “pedestrian and cycle” between “with” and “connections”.</p>	631
36 Highland Area – Settlements with Proposals	<p>1. Within the Site Specific Developer Requirements section of site H40 Ballinluig on page 125 add the following text as an additional bullet point:</p> <p>“Evaluation of archaeological potential and mitigation may be required.”</p> <p>2. Within the Site Specific Developer Requirements section of Site H40 Ballinluig on page 125 add the following text at the end of final bullet point:</p> <p>“and mitigation of any negative edge effects on the adjacent ancient woodland.”</p> <p>3. Within the Site Specific Developer Requirements section of site H40 Ballinluig on page 125 add the following text to the end of bullet points 10 and 11:</p> <p>“so as to ensure no adverse effects on the River Tay SAC.”</p>	649
37 Highland Area – Settlements without Proposals	<p>1. Within the Settlement Summary for Fearnan (page 191) add the following text as a new sentence at the end of the paragraph:</p> <p>“Fearnan lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p> <p>2. Within the Settlement Summary for Kinloch Rannoch (page 219) add the following text as a new sentence at the end of the paragraph:</p> <p>“Kinloch Rannoch lies within the River Tay Catchment Area; Policy 45 sets out the relevant criteria for development in this area.”</p>	667
38 Kinross-shire Area – Kinross/Milnathort	<p>1. Add the following phrase to the end of the settlement summaries for Balado, Blairingone, Powmill and Rumbling Bridge:</p> <p>“Any proposals for development within the village requiring traffic mitigation should complement the mitigation identified in the Route Action Plan for the A977.”</p>	706

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>2. Add the following phrase to the end of the settlement summary for Crook of Devon and Drum: “Any proposals for development within the village requiring traffic mitigation should complement the mitigation identified in the Route Action Plan for the A977 and B9097.”</p> <p>3. On page 89, after the third paragraph, insert the following new paragraph: “The local roads of the area are a dynamic network affected by changes in travel patterns and major developments. From time to time new pressures arise such as the opening of the Clackmannanshire Bridge at Kincardine and the major development proposed at Westfield in Fife. Although both of these developments are outwith the Council area, like developments within Perth &amp; Kinross, they can necessitate the creation of route action plans. Most route action plans can be developed within the road boundary and do not feature in the LDP. Where proposals with land use implications outwith the road boundary are identified they may need to feature in a future LDP. Where development proposals arise adjacent to, or impacting upon, a road which is the subject of a route action plan, cognisance should be taken of these plans.”</p> <p>4. On page 224, delete the first bullet point and its associated text.</p> <p>5. On page 226, delete the map detail which depicts the route of potential junction upgrade work and delete reference to ‘Potential Junction Upgrade’ in the map key.</p> <p>6. On page 230, add the following additional two bullet pointed paragraphs to the site-specific developer requirements for allocation E18 Station Road South:</p> <ul style="list-style-type: none"> <li>• “The SUDS for development proposals should include sufficient attenuation to protect those watercourses which flow into Loch Leven from erosion during periods of heavy rainfall;</li> <li>• Flood Risk Assessment.”</li> </ul>	
39 Kinross-shire Area – Settlements with Proposals	<p>1. On page 121, add the following bullet points and associated text to the site-specific developer requirements for site allocation E35 Balado Bridge:</p> <ul style="list-style-type: none"> <li>• consideration of potential land contamination issues, including an assessment of risk from radioactivity.</li> </ul>	761

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<ul style="list-style-type: none"> <li>• Flood Risk Assessment.</li> </ul> <ol style="list-style-type: none"> <li>2. On page 143, add the following bullet point and associated text to the site-specific developer requirements for site allocation MU74 Blairingone: <ul style="list-style-type: none"> <li>• investigation of any contaminated land on the site together with a programme of appropriate remediation works.</li> </ul> </li> <li>3. On the settlement map on page 177, add a green ('open space') fill to the recognised amenity land sited between West Crook Way and St Serf's Road.</li> <li>4. On the settlement map on page 177, delete allocation MU266.</li> <li>5. On the settlement map on page 177, delete reference to "Mixed Use Proposal" in the key.</li> <li>6. On the settlement map on page 177, alter the settlement boundary to exclude deleted allocation MU266.</li> <li>7. Delete all content on page 178.</li> <li>8. On page 247, alter the settlement boundary for Op19 to accord with that shown by the purple pecked line on drawing MD082.</li> <li>9. On page 247, alter the site boundary to accord with that shown on drawing MD081.</li> <li>10. On page 248, delete the fourth and fifth bullet points and their associated text.</li> <li>11. On page 248, add the following bullet point and associated text to the site-specific developer requirements for site allocation Op19 Ochil Hills Hospital: <ul style="list-style-type: none"> <li>• Provision of a suitable drainage scheme which provides required mitigation.</li> </ul> </li> <li>12. On page 289 replace the table heading "Number" with "Capacity Range"</li> <li>13. On page 289, replace "46-73 homes" with "46-73 (limited to 30 during the lifetime of the Plan)..."</li> <li>14. On page 289, add the following bullet point and associated text to the site-specific developer requirements for H53 Gartwhinzean: <ul style="list-style-type: none"> <li>• investigation of any contaminated land on the site together with a programme of appropriate remediation works.</li> </ul> </li> <li>15. On the settlement map on page 291, delete the 'indicative landscaping' fill.</li> <li>16. On the settlement map on page 291 delete reference to 'Indicative</li> </ol>	
--	---	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>Landscaping' in the key.</p> <p>17. On page 292, delete the third bullet point and associated text.</p> <p>18. On page 298, add the following bullet point and associated text to the site-specific developer requirements for site allocation H54 Scotlandwell:</p> <ul style="list-style-type: none"> <li>• an appropriate peat survey and management plan to minimise impact and implement suitable mitigation measures.</li> </ul>	
40 Kinross-shire Area – Settlements without Proposals	No modifications.	776
41 Strathearn Area – Auchterarder	<p>1. Amend the site specific developer requirements associated with site H228 North West Kirkton on page 117 to add an additional requirement as follows: "Flood Risk Assessment."</p> <p>2. Amend the settlement boundary at Clone Drive to reflect that contained within the approved local development plan.</p> <p>3. Delete the second sentence of the seventh paragraph within the Auchterarder settlement summary on page 114.</p>	806
42 Strathearn Area – Crieff	<p>1. Amend the site specific developer requirements associated with site E26 Bridgend on page 167 to add an additional requirement as follows: "Flood risk assessment"</p> <p>2. Amend the site specific developer requirements associated with site MU7 Broich Road on page 171 to add an additional requirement as follows: "Flood risk assessment"</p>	831
43 Strathearn Area – Settlements with Proposals	<p>1. Within the Site Specific Developer Requirements section of site H58 Cowden Road on page 160 amend the fourth bullet point by adding ", which includes ancient woodland," following the text "woodland to the east".</p> <p>2. Within the Site Specific Developer Requirements section of site H58 Cowden Road on page 160, add an additional bullet point to read: "Evaluation of archaeological potential and mitigation will be required."</p>	859
44 Strathearn Area – Settlements without Proposals	<p>1. Amend the gWest Settlement Summary on page 206 to include the following additional text:</p> <p>"Proposals should not result in adverse effects, either individually or in combination, on the integrity of the South Tayside Goose Roosts SPA. Applications should be supported by sufficient information to allow the Council</p>	874

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	to conclude that there would be no such adverse effects.”	
45 Strathmore and the Glens Area – Alyth and New Alyth	<ol style="list-style-type: none"> <li>1. Add the following bullet to the site specific developer requirements for site 60 (Albert Street and St Ninian’s Road): <ul style="list-style-type: none"> <li>• Archaeological investigation may be required.</li> </ul> </li> <li>2. Amend the size and capacity range of site H61 (New Alyth) to read “3.1 ha” and “up to 33” respectively.</li> </ol>	886
46 Strathmore and the Glens Area – Blairgowrie and Rattray	<ol style="list-style-type: none"> <li>1. Add the following bullet to the site specific developer requirements for site MU330 (Blairgowrie Eastern Expansion): <ul style="list-style-type: none"> <li>• A traffic management plan to minimise the impact of construction traffic on the area, including for the use of David Farquharson Road as a secondary access route, both during and after construction. This should be prepared and agreed in conjunction with the Roads Authority prior to construction commencing.</li> </ul> </li> <li>2. Amend the indicative site drawing for site MU330 (Blairgowrie Eastern Expansion) as set out in CD 207 except for the line of the link road which should remain as shown in the proposed plan.</li> <li>3. Amend the 12<sup>th</sup> bullet of the site specific developer requirements for site MU330 (Blairgowrie Eastern Expansion) to read: <ul style="list-style-type: none"> <li>• Undertake a detailed survey to establish the ecological value of the existing ancient woodland (AWI LEPO) within the site. Retain and protect the woodland in line with the Scottish Government’s Policy on Control of Woodland Removal and with the recommendations of the survey. Provide native tree planting along the western edge of the site to link with this wood and retain an adequate buffer between the woodland and new development. Other woodland areas on site should also be retained for screening and biodiversity purposes.</li> </ul> </li> <li>4. Amend the penultimate bullet of the site specific developer requirements for site MU330 (Blairgowrie Eastern Expansion) to read: <ul style="list-style-type: none"> <li>• Retention of part of the site for cemetery provision.</li> </ul> </li> <li>5. Amend the indicative site drawing for site MU5 (Western Blairgowrie) to include reference to the 90 metre contour line, as shown in the council’s</li> </ol>	927

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>response to informal further information request 02.</p> <p>6. Add the following bullet to the site specific developer requirements for site H341 (Westfields of Rattray):</p> <ul style="list-style-type: none"> <li>• A Transport Statement dealing with the impact of the development on the nearby junction of Hatton Road and Balmoral Road and footpath links to the rest of Rattray.</li> </ul> <p>7. Amend the second bullet of the site specific developer requirements for site H341 (Westfields of Rattray) to read:</p> <ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required.</li> </ul> <p>8. Delete site H258 (Golf Course Road) and allocate as open space.</p>	
47 Strathmore and the Glens Area – Coupar Angus	<p>1. Add the following bullet to the site specific developer requirements for site 32 (Coupar Angus West):</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul> <p>2. Add the following bullet to the site specific developer requirements for site 33 (East of Scotland Farmers Limited):</p> <ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	933
48 Strathmore and the Glens Area – Settlements with Proposals	<p>1. Add the following bullet to the site specific developer requirements for site H68 (Ardler Road):</p> <ul style="list-style-type: none"> <li>• Drainage Impact Assessment</li> </ul> <p>2. Add the following bullets to the site specific developer requirements for site H69 (Forfar Road):</p> <ul style="list-style-type: none"> <li>• A Transport Statement</li> <li>• Archaeological investigation may be required</li> </ul>	942
49 Strathmore and the Glens Area – Settlements without Proposals	<p>1. Amend the settlement boundary of Meikleour, on page 242 of the proposed plan, as shown on map MD018.</p>	948
50 Whole Plan Issues	<p>1. On page 8, under the sub-heading “Habitats Regulation Appraisal (HRA)”, replace “...a significant adverse effect on the conservation objectives and qualifying features...” with “...adverse effects on site integrity...”</p> <p>2. On page 108, add the following text to the end of the settlement summary:</p>	961

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>“A masterplan for development of the Glenisla Golf Course, located to the east of Alyth, has been agreed.”</p> <p>3. On the following pages, alter the key to the indicative drawings to explain what the lightest green tone denotes:</p> <p>102 (Aberfeldy); 110 (Alyth and New Alyth); 111 (Alyth and New Alyth); 118 (Auchterarder); 119 (Auchterarder); 123 (Balbeggie); 136 (Blairgowrie/Rattray); 137 (Blairgowrie/Rattray); 138 (Blairgowrie/Rattray); 139 (Blairgowrie/Rattray); 140 (Blairgowrie/Rattray); 141 (Blairgowrie/Rattray); 147 (Bridge of Earn and Oudenarde); 148 (Bridge of Earn and Oudenarde); 149 (Bridge of Earn and Oudenarde); 166 (Coupar Angus); 171 (Crieff); 172 (Crieff); 188 (Dunning); 210 (Inchture); 227 (Kinross and Milnathort); 228 (Kinross and Milnathort); 237 (Luncarty); 241 (Meigle); 261 (Perth Area Strategy); 263 (Perth Area Strategy); 268 (Perth Area Strategy); 271 (Perth Area Strategy); 277 (Perth Area Strategy); 286 (Pitlochry); 287 (Pitlochry); 294 (Scone); 296 (Scone); 304 (Stanley); 305 (Stanley), and 306 (Stanley).</p> <p>4. Replace “Main Routes” with “Vehicle/Pedestrian Access” on the key for the indicative site drawings on pages:</p> <p>102 (Aberfeldy); 110 (Alyth and New Alyth); 111 (Alyth and New Alyth); 118 (Auchterarder); 119 (Auchterarder); 123 (Balbeggie); 136 (Blairgowrie/Rattray); 137 (Blairgowrie/Rattray); 138 (Blairgowrie/Rattray); 139 (Blairgowrie/Rattray); 140 (Blairgowrie/Rattray); 147 (Bridge of Earn and Oudenarde); 148 (Bridge of Earn and Oudenarde); 149 (Bridge of Earn and Oudenarde); 166 (Coupar Angus); 171 (Crieff); 172 (Crieff); 188 (Dunning); 210 (Inchture); 227 (Kinross and Milnathort); 228 (Kinross and Milnathort); 237 (Luncarty); 241 (Meigle); 261 (Perth Area Strategy); 263 (Perth Area Strategy); 268 (Perth Area Strategy); 271 (Perth Area Strategy); 277 (Perth Area Strategy); 286 (Pitlochry); 287 (Pitlochry); 294 (Scone); 296 (Scone); 304 (Stanley); 305 (Stanley), and 306 (Stanley).</p>	
--	---	--



**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p>5. Replace “Core Routes/Pedestrian Links” with “Pedestrian Access/Active Travel Routes” on the key for the indicative site drawings on pages:</p> <p>102 (Aberfeldy); 110 (Alyth and New Alyth); 111 (Alyth and New Alyth); 118 (Auchterarder); 119 (Auchterarder); 123 (Balbeggie); 136 (Blairgowrie/Rattray); 137 (Blairgowrie/Rattray); 138 (Blairgowrie/Rattray); 140 (Blairgowrie/Rattray); 147 (Bridge of Earn and Oudenarde); 148 (Bridge of Earn and Oudenarde); 149 (Bridge of Earn and Oudenarde); 166 (Coupar Angus); 171 (Crieff); 172 (Crieff); 188 (Dunning); 210 (Inchture); 227 (Kinross and Milnathort); 228 (Kinross and Milnathort); 237 (Luncarty); 241 (Meigle); 261 (Perth Area Strategy); 263 (Perth Area Strategy); 268 (Perth Area Strategy); 277 (Perth Area Strategy); 286 (Pitlochry); 287 (Pitlochry); 294 (Scone); 296 (Scone); 304 (Stanley); 305 (Stanley), and 306 (Stanley).</p> <p>6. In the glossary entry for “<b>Social and Community Facilities</b>”, add “, <b>Cultural</b>” between “<b>Social...</b>” and “<b>...and...</b>”.</p> <p>7. Add the following entries to the glossary (to be inserted within the existing alphabetical order and formatting):</p> <p><b>“Natura Site</b> A Special Area of Conservation or a Special Protection Area.”</p> <p><b>“Ramsar Site</b> A wetlands area designated under the Ramsar Convention on Wetlands of International Importance.”</p> <p><b>“Special Area of Conservation (SAC)</b> A strictly protected site designated under the European Council Habitats Directive (Directive 92/43/EEC). A SAC is classified for habitats and species (excluding birds) which are considered to be most in need of conservation at a European level and are listed in Annexes of the Directive.”</p>	
--	---	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

	<p><b>“Special Protection Area (SPA)</b> A strictly protected site designated under the provisions of Article 4 of the European Council Birds Directive (Directive 2009/147/EC). A SPA is classified for rare and vulnerable birds, as listed at Annex I of the Directive, and for regularly occurring migratory bird species.”</p> <p><b>“Site of Special Scientific Interest (SSSI)</b> An area of land or water (to the seaward limits of local authority areas) that Scottish Natural Heritage (SNH) considers to best represent our natural heritage — its diversity of plants, animals and habitats, rocks and landforms, or a combination of such natural features. They are the essential building blocks of Scotland's protected areas for nature conservation. Many are also designated as Natura sites. A SSSI is designated by SNH under the provisions of the Nature Conservation (Scotland) Act 2004.”</p>	
--	--	--

**Proposed Perth & Kinross Local Development Plan 2 Examination  
Report to Perth and Kinross Council – [date of report]**

## **Annex 1**

### **Housing Land Requirements (HLR) and supply by Housing Market Area (HMA) (2016 to 2029)**

<b>Housing Market Area</b>	<b>Dundee</b>	<b>Strathmore and Glens</b>	<b>Highland Perthshire</b>	<b>Kinross</b>	<b>Strathearn</b>	<b>Greater Perth</b>	<b>PKC total</b>
<b>HLR<sup>1</sup> 2016-2029 (includes adjustment to move 10% HLR to Greater Perth from Kinross and Highland HMAs)</b>	78	1,859	995	983	1,846	7,239	13,000
<b>Completions to 2018 (from 2018 Housing Land Audit)</b>	17	128	73	133	241	572	1,164
<b>Effective supply<sup>2</sup> (2018-2029)</b>	85	1,661	711	791	1,313	6,265	10,826
<b>Windfall assumption (10% from 2018)</b>	0	154	99	88	154	594	1,089
<b>Small site allowance for Highlands (15% of annualised HLR from 2018)</b>			143				143
<b>Surplus<sup>3</sup>/shortfall</b>	+24	+84	+31	+29	-138	+192	+222

<sup>1</sup>**Note:** The housing land requirement is the housing supply target plus 18% generosity.

<sup>2</sup>**Note:** The effective supply is based on programming from the 2018 Housing Land Audit and includes all sites within this local development plan.

<sup>3</sup>**Note:** Oversupply in one housing market area cannot count towards an undersupply in another area.